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**COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING AND BUILDING
STAFF REPORT**

*Promoting the wise use of land
Helping build great communities*

MEETING DATE June 8, 2006	CONTACT/PHONE Josh LeBombard (805) 781-1431	APPLICANT County of San Luis Obispo - General Services	FILE NO. DTM2005-00002
DETERMINATION DATE May 11, 2006			
SUBJECT Determination of conformity with the General Plan for the sale of an approximately 1.8 acre property by the County of San Luis Obispo Department of General Services to the San Luis Obispo Sanitation District (Sanitation District). The property is currently leased by the Sanitation District from the San Luis Obispo County Oceano Airport and was acquired by the Sanitation District through Eminent Domain. The project is located at 560 Airpark Drive in the community of Oceano, in the San Luis Bay (Coastal) Planning Area.			
RECOMMENDED ACTION The proposed sale is in conformity with the county general plan			
ENVIRONMENTAL DETERMINATION The Environmental Coordinator finds that the previously adopted Negative Declaration is adequate for the purposes of compliance with CEQA because no substantial changes are proposed in the project which will require major revision of the previous Negative Declaration, no substantial changes occur with respect to the circumstance under which the project is undertaken which will require major revision of the previous Negative Declaration, and no new information of substantial importance has been identified which was not known at the time that the previous Negative Declaration was adopted on March 24, 2003.			
LAND USE CATEGORY Public Facilities	COMBINING DESIGNATION Local Coastal Plan, Flood Hazard, Archaeologically Sensitive	ASSESSOR PARCEL NUMBER 061-091-018, 029	SUPERVISOR DISTRICT(S) 4
PLANNING AREA STANDARDS: None Applicable			
EXISTING USES: Bio-solids drying and storage lagoon; access road			
SURROUNDING LAND USE CATEGORIES AND USES: <i>North:</i> Public Facilities/ Oceano Airport <i>East:</i> Public Facilities/ Oceano Airport <i>South:</i> Public Facilities/ Undeveloped <i>West:</i> Public Facilities/ Wastewater treatment facility			
OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: General Services			
TOPOGRAPHY: Nearly level		VEGETATION: Disturbed vegetation	
PROPOSED SERVICES: Water supply: N/A Sewage Disposal: N/A Fire Protection: CDF		ACCEPTANCE DATE: N/A	
ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT: COUNTY GOVERNMENT CENTER ♦ SAN LUIS OBISPO ♦ CALIFORNIA 93408 ♦ (805) 781-5600 ♦ FAX: (805) 781-1242			

PROJECT DESCRIPTION

The County of San Luis Obispo Department of General Services proposes to sell an approximately 1.8 acre property to the San Luis Obispo Sanitation District (Sanitation District). The property is currently leased by the Sanitation District from the San Luis Obispo County Oceano Airport and was acquired by the Sanitation District through Eminent Domain. California Government Code Section 65402 requires that the planning agency first find that the proposed sale is in conformity with the county General Plan.

GENERAL PLAN CONFORMITY

When the acquisition or disposal of real property, or the construction of structures, is proposed by a public agency within the unincorporated area, the proposal must be evaluated for consistency with the county General Plan before the action is authorized. Pursuant to Government Code section 65100, this department is authorized to prepare and issue conformity reports that are required by Government Code section 65402. This conformity report is being prepared because the property sale is a project and a determination of consistency with the county general plan is required.

The determination of conformity is to be based on the county General Plan including the text, standards, programs, and maps contained therein. Factors that are listed in Framework for Planning, Part I of the Land Use Element that may be considered in determining conformity include, but are not limited to the following:

1. The proposed project bears a reasonable relationship to pertinent policies and mapped locations of the most applicable General Plan elements, specific plan or facility master plan.
2. The project is consistent with the goals, objectives and policies of the Land Use Element and any other applicable General Plan element.
3. A proposed construction project is designed in conformance with the standards of the Land Use Ordinance as well as any standards contained in Chapter 8 of the applicable Land Use Element area plan.
4. The disposal or sale of public property will not eliminate, delay or unreasonably interfere with the opportunity to develop public sites or structures as identified in the General Plan. The proposal should be evaluated for its possible use as a public facility, or for its exchange or sale and subsequent purchase of a better site within the community.

The Sanitation District is proposing to buy property that has been leased from the San Luis Obispo County Oceano Airport for 22+ years. No development would occur on the project property following the sale. The proposed sale would reduce the total property owned by the Oceano Airport by approximately 1.8 acres; however, the Negative Declaration completed by the Sanitation District for the acquisition of this property, indicated "due to the property's adjacency to the existing wastewater treatment plant and associated use, the acquisition [by the Sanitation District] would not significantly impair the Oceano Airport's future uses, developments, or expansions".

In order for the County of San Luis Obispo Department of General Services to transfer the property and sell it to the Sanitation District, a public lot split or lot line adjustment will need to be processed. With the processing of either of those, staff feels that the proposed project is in conformance with the General Plan.

DETERMINATIONS AND FINDINGS

Proposed sale of an approximately 1.8 site is in conformity with the county General Plan based on the following findings:

- A. The potential public facility use of the property is allowable in the Public Facilities land use category pursuant to Table 2-2 of the Land Use Ordinance, Title 22 of the County Code.
- B. The proposed sale does not conflict with other elements of the County General Plan.

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San Luis Obispo County

Department of Planning and Building Memorandum

DATE: May 11, 2006
TO: File
FROM: Josh LeBombard
SUBJECT: Environmental Determination for DTM2005-00002; County of San Luis Obispo- General Services; ED05-440

The Negative Declaration prepared and issued for the previously reviewed Negative Declaration; (see attached), is still adequate. Therefore, no new environmental determination is necessary.

ADDITIONAL INFORMATION

Additional information pertaining to this environmental determination may be obtained by contacting the Department of Planning and Building - Environmental Division, County Government Center, Room 200, San Luis Obispo, CA 93408-2040, (805) 781-5600.

STATEMENT OF FINDINGS

The Environmental Coordinator, after review of the previously-prepared Negative Declaration, finds that: there are no substantial changes proposed for the project which would require substantial revisions of the previous Negative Declaration; no substantial changes have occurred with respect to the circumstance under which the project is undertaken; and, no new information of substantial importance has been identified which was not known at the time that the previous Mitigated Negative Declaration was adopted. Therefore, use of the previously prepared Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) is proposed.

Notice of Determination

State Clearinghouse No. _____

This is to advise that the San Luis Obispo County _____ as ☐ *Lead Agency*
☐ *Responsible Agency* approved/denied the above described project on _____, and has made the following determinations regarding the above described project:

The project will not have a significant effect on the environment. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA. Mitigation measures were made a condition of the approval of the project. A Statement of Overriding Considerations was not adopted for this project. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Negative Declaration with comments and responses and record of project approval is available to the General Public at:

Department of Planning and Building, County of San Luis Obispo,
County Government Center, Room 200, San Luis Obispo, CA 93408-2040

County of San Luis Obispo

Signature	Title	Date	Public Agency
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SOUTH SAN LUIS OBISPO COUNTY SANITATION DISTRICT

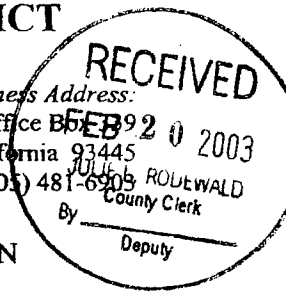
Operations Address:

1600 Aloha
Oceano, California 93445
(805) 489-6666

DATE POSTED FEB 20 2003

DATE REMOVED FROM
BULLETIN BOARD _____

Business Address:
Post Office Box 93445
Oceano, California 93445
(805) 481-6203
By JOHN L. WALLACE
County Clerk
Deputy



NOTICE OF INTENT TO ADOPT A PROPOSED NEGATIVE DECLARATION

DATE: February 20, 2003
TO: Responsible Agencies and Trustee Agencies, Other Concerned County and City Agencies, All Property Owners and Renters Within 100 Feet of the Project Site, and all Property Owners Within 300 Feet of the Project Site, and Other Concerned Citizens
FROM: John L. Wallace, General Manager/District Engineer
COMMENTS MUST BE RECEIVED BY: March 24th, 2003

RE: Notice of review for Initial Environmental Study and Draft Negative Declaration for the District. The proposed project is titled "Acquisition of Leased Property of the Oceano Airport". **The District proposes to acquire approximately 1.8 acre parcel through Eminent Domain which is currently under lease from the San Luis Obispo County Oceano Airport. The property has been under lease for approximately 22 years. The project property has historically been and is currently being used for access to the wastewater treatment plant and a bio-solids drying pond. During the time of the lease, the property has been consistently used for these purposes. The property would be acquired to ensure the ability of the South San Luis Obispo County Sanitation District to continue using the property for the purpose of access and for the bio-solids drying pond in perpetuity. The District is not proposing any additional site disturbance or developments of the project property, and no site disturbance or development would occur on the project property in the reasonably foreseeable future.**

The District has completed an Initial Environmental Study and Draft Negative Declaration (ND) of the possible environmental impacts for the proposed project described above. The ND has been prepared pursuant to the requirements of the California Environmental Quality Act (Section 21000 et seq., Public Resources Code), and State CEQA Guidelines (Section 15000 et seq., Title 14, California Code of Regulations) and describes any potentially significant or significant adverse impacts the project may have. If any potentially significant or significantly adverse impacts have been identified, the ND describes our recommended course of action.

This document will be available for public review for a period of 30 days. The project will then be scheduled for a Hearing before the Board of Directors on April 2, 2003 at the South San Luis Obispo County Sanitation District office on 1600 Aloha Street in Oceano, California at 6:00 PM. For further information please contact Craig Taylor, Assistant District Engineer, John L. Wallace Associates, at (805) 544-4011 if you wish to comment on the preliminary determination. Comments will be received until 5:00 PM on the last day of the review period.

Your concerns regarding the environmental impacts of this project are very important to us. If you feel that our staff has not adequately addressed an environmental impact(s), we ask that you notify us of your concerns immediately, in writing. We ask that you be very specific in identifying the environmental impact, which may occur from this project, that you provide documentation (substantial evidence) to support your conclusions, and that you provide mitigation measures (conditions) and/or modifications to the project, which may avoid or reduce the level of impact(s).

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**SOUTH SAN LUIS OBISPO COUNTY SANITATION DISTRICT
NEGATIVE DECLARATION & NOTICE OF DETERMINATION**

DATE: February 19, 2003

PROJECT: Acquisition of an Easement for Existing Purposes on Existing Leased Property of the San Luis Obispo County Oceano Airport

APPLICANT NAME: South San Luis Obispo County Sanitation District

ADDRESS: 4115 Broad Street Suite B-5

CONTACT PERSON: John Wallace, P.E.

Telephone: 805/ 544-4011

PROPOSED USES/INTENT: The South San Luis Obispo Sanitation District ("the District") is proposing to acquire an easement by Eminent Domain upon property currently under lease from the San Luis Obispo County Oceano Airport. The project property has been under lease for approximately 22 years. The project property has historically been and is currently being used for access to the wastewater treatment plant and a biosolids drying pond. During the time of the lease, the property has been consistently used for these purposes. The property would be acquired to ensure the ability of the South San Luis Obispo County Sanitation District to continue using the property for the purpose of access and for the biosolids drying pond in perpetuity. The District is not proposing any additional site disturbance or developments of the project property, and no site disturbance or development would occur on the project property in the reasonably foreseeable future.

LOCATION: 560 Airpark Drive in the community of Oceano, immediately adjacent to the southern boundary of the Oceano Municipal Airport

LEAD AGENCY: South San Luis Obispo County Sanitation District
4115 Broad Street Suite B-5
San Luis Obispo, CA 93401

OTHER POTENTIAL PERMITTING AGENCIES: California Coastal Commission

"REQUEST FOR REVIEW" PERIOD ENDS AT 5 p.m. on March 24, 2003.
30-DAY PUBLIC REVIEW PERIOD begins at the time of notice publication.

Notice of Determination

State Clearinghouse No. _____

This is to advise that the South San Luis Obispo County Sanitation District as ☒ **Lead Agency**
☐ **Responsible Agency** approved/denied the above described project on _____, and has made the following determinations regarding the above described project:

The project will not have a significant effect on the environment. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA. A Statement of Overriding Considerations was not adopted for this project. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Negative Declaration with comments and responses and record of project approval is available to the General Public at:

San Luis Obispo County Clerk
1144 Monterey Street Suite A
San Luis Obispo, CA 93408-2040

South San Luis Obispo County Sanitation District

Signature

Title

Date

Public Agency

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Date: February 19, 2003

CALIFORNIA DEPARTMENT OF FISH AND GAME CERTIFICATE OF FEE EXEMPTION

De Minimis Impact Finding

PROJECT TITLE: Acquisition of An Easement for Existing Purposes on Existing Leased Property of the San Luis Obispo County Oceano Airport

Project Applicant

Name: South San Luis Obispo County Sanitation District
Address: 4115 Broad Street Suite B-5
City, State, Zip Code: San Luis Obispo, CA 93401
Telephone #: (805) 544-4011

PROJECT DESCRIPTION/LOCATION: See attached Notice of Determination

FINDINGS OF EXEMPTION:

There is no evidence before this agency that the proposed project has the potential for adverse effect on wildlife resources for one or more of the following reason(s):

- ☐ The project is located in an urbanized area that does not contain substantial fish or wildlife resources or their habitat.
- ☒ The project is located in a highly disturbed area that does not contain substantial fish or wildlife resources or their habitat.
- ☐ The project is of a limited size and scope and is not located in close proximity to significant wildlife habitat.
- ☐ The applicable filing fees have/will be collected at the time of issuance of other County approvals for this project. Reference Document Name and No. _____
- ☐ Other: _____

CERTIFICATION:

I hereby certify that the lead agency has made the above findings of fact and that, based upon the initial study and the hearing record, the project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code.

John L. Wallace, General Manager
South San Luis Obispo County Sanitation District

Date: Feb 20, 2003

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**SOUTH SAN LUIS OBISPO COUNTY SANITATION DISTRICT
INITIAL STUDY SUMMARY - ENVIRONMENTAL CHECKLIST**

Project Title Acquisition of an Easement for Existing Purposes on Existing Leased Property of the San Luis Obispo County Oceano Airport

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: The proposed project could have a "Potentially Significant Impact" for at least one of the environmental factors checked below. Please refer to the attached pages for discussion on mitigation measures or project revisions to either reduce these impacts to less than significant levels or require further study.

- | | | |
|---|--|--|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Geology and Soils | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Agricultural Resources | <input type="checkbox"/> Hazards/Hazardous Materials | <input type="checkbox"/> Transportation/Circulation. |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Noise | <input type="checkbox"/> Wastewater |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Population/Housing | <input type="checkbox"/> Water |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Public Services/Utilities | <input type="checkbox"/> Land Use |
- ☐ Mandatory Findings of Significance

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation, the Environmental Coordinator finds that:

- ☒ The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☐ Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ The proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ Although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

MOORE GROUP, INC.
Prepared by(Print)

[Signature]
Signature

02/19/03
Date

John L. Wallace
Reviewed by(Print)

[Signature]
Signature

2/20/03
Date

Project Environmental Analysis

The Sanitation District's environmental review process incorporates all of the requirements for completing the Initial Study as required by the California Environmental Quality Act (CEQA) and the CEQA Guidelines. The Initial Study includes staff's on-site inspection of the project site and surroundings and a detailed review of the information in the file for the project. In addition, available background information is reviewed for each project. Relevant information regarding soil types and characteristics, geologic information, significant vegetation and/or wildlife resources, water availability, wastewater disposal services, existing land uses and surrounding land use categories and other information relevant to the environmental review process are evaluated for each project. Exhibit A includes the references used, as well as the agencies or groups that were contacted as a part of the Initial Study. The Sanitation District uses the checklist to summarize the results of the research accomplished during the initial environmental review of the project. Persons, agencies or organizations interested in obtaining more information regarding the environmental review process for a project should contact the John Wallace at the South San Luis Obispo County Sanitation District at P.O. Box 309 Oceano, CA 93445 or call (805) 544-4011.

A. PROJECT

DESCRIPTION: - Proposal by the South San Luis Obispo Sanitation District ("the District") for the acquisition of existing leased property of the San Luis Obispo County Oceano Airport. The project property has been under lease for approximately 22 years. The project property has historically been and is currently being used for access to the wastewater treatment plant and a biosolids drying pond. During the time of the lease, the property has been consistently used for these purposes. The property would be acquired to ensure the ability of the South San Luis Obispo County Sanitation District to continue using the property for the purpose of access and for the biosolids drying pond in perpetuity. The District is not proposing any additional site disturbance or developments of the project property, and no site disturbance or development would occur on the project property in the reasonably foreseeable future. The project is located at 560 Airpark Drive in the community of Oceano in the County of San Luis Obispo San Luis Bay Coastal (Oceano) planning area, Assessor Parcel Number (APN): 061-091-029.

B. EXISTING SETTING

COUNTY PLANNING AREA:	San Luis Bay Coastal, Oceano
COUNTY LAND USE CATEGORY:	Public Facilities
COUNTY COMBINING DESIGNATION(S):	Local Coastal Plan, Flood Hazard, Archaeologically Sensitive
EXISTING USES:	Biosolids drying and storage lagoon; access road
TOPOGRAPHY:	Nearly level
VEGETATION:	Disturbed vegetation
PARCEL SIZE:	1.8 acres

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SURROUNDING COUNTY LAND USE CATEGORIES AND USES:

North: Public Facilities/Oceano Airport

East: Public Facilities/Oceano Airport

South: Public Facilities/Undeveloped

West: Public Facilities/Wastewater Treatment Facility

C. ENVIRONMENTAL ANALYSIS

During the Initial Study process, several issues were identified as having potentially significant environmental effects (see following Initial Study). Those potentially significant items associated with the proposed uses can be minimized to less than significant levels.

**SOUTH SAN LUIS OBISPO COUNTY SANITATION DISTRICT
INITIAL STUDY CHECKLIST**

1. AESTHETICS - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Create an aesthetically incompatible site open to public view?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Introduce a use within a scenic view open to public view?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Change the visual character of an area?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Create glare or night lighting which may affect surrounding areas?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Impact unique geological or physical features?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Other _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting/Impact. The proposed project site is located immediately adjacent to the South San Luis Obispo County Sanitation District Wastewater Treatment Plant. The project site consists of an access road, entry gates, existing sludge lagoon biosolids drying pond, and fencing. The entry gate to the wastewater treatment plant is visible from Aloha Street; no modifications to the existing gate or access road are proposed by the District. The existing drying pond is not visible from any public roads. The District is not proposing any site disturbance or construction of new developments on the project site; therefore, no impacts to aesthetic resources would occur as a result of the proposed project.

2. AGRICULTURAL RESOURCES - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Convert prime agricultural land to non-agricultural use?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

2. AGRICULTURAL RESOURCES - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
b) Impair agricultural use of other property or result in conversion to other uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning or Williamson Act program?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting/Impact. The project site is located in a Public Facilities zoned area. The project site is currently used for an access road and biosolids drying pond. Adjacent uses include the wastewater treatment facility, Oceano Airport, multi-family residences, and undeveloped riparian and wetland areas. The soil type mapped for the site consists of Mocho fine sandy loam, a Class II (irrigated) and Class III (non-irrigated) soil. No agricultural uses are present on or in the vicinity of the project site. Based on existing and surrounding non-agricultural uses, no impacts to agricultural resources would result from acquisition of the project site.

3. AIR QUALITY - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Violate any state or federal ambient air quality standard, or exceed air quality emission thresholds as established by County Air Pollution Control District?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Expose any sensitive receptor to substantial air pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Create or subject individuals to objectionable odors?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be inconsistent with the District's Clean Air Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting/Impact. In San Luis Obispo County, ozone and PM10 are the pollutants of main concern, since exceedances of state health-based standards for those are experienced here in most years. For this reason, in 1989 the State Air Resources Board designated our county as a non-attainment area for both the state ozone and PM10 standards. Based on the latest APCD Annual Air Quality Report (2001), state and federal ozone standards were not exceeded at any of the permanent ambient air monitoring stations. State and federal ozone standards were exceeded at three special study sites associated with the Central California Ozone Study (CCOS). Countywide, exceedances of the state PM10 (fugitive dust) standard of 50 ug/m3 occurred on 15 out of 60 different sample days in 2000. Both the Paso Robles and Atascadero monitoring stations recorded two state PM10 exceedances this year. There were no exceedances of the national air quality standard for PM10 in the county in 2000.

The Air Pollution Control District (APCD) estimates that automobiles currently generate about 47% of the pollutants responsible for ozone formation. Dust, or particulate matter less than ten microns (PM 10), can be emitted directly from a source, and can also be formed in the atmosphere through chemical transformation of gaseous pollutants. Nitrous oxides (NOx) and reactive organic gasses (ROG) pollutants sometimes contribute towards this chemical transformation into PM10.

The proposed project is a property acquisition only and would not result in any site disturbance, construction activities, or additional sources of operational air pollution. No impacts to air quality would occur as a result of the proposed project.

4. BIOLOGICAL RESOURCES -

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Result in a loss of unique or special status species or their habitats?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Reduce the extent, diversity or quality of native or other important vegetation?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Impact wetland or riparian habitat?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Introduce barriers to movement of resident or migratory fish or wildlife species, or factors which could hinder the normal activities of wildlife?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Other _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting/Impact.

Special Status Species. The California Natural Diversity Database (CNDDB) indicates that the presence of one sensitive plant species and two listed wildlife species have been documented in the vicinity of the project site.

Sensitive Plant Species

San Luis Obispo monardella (*Monardella frutescens*) is a rhizomatous herb found in coastal dunes and coastal scrub habitats. The San Luis Obispo monardella is listed by the California Native Plant Society as a List 1B 2 -3-3 species, indicating that the plant is rare, threatened, or endangered in California and elsewhere. The project site consists of an existing biosolids drying pond and disturbed vegetation. Suitable habitat for the San Luis Obispo monardella is not present on the project site, and no new site disturbance or development are proposed for the project site; therefore, no impacts to San Luis Obispo monardella would occur as a result of the proposed property acquisition.

Sensitive Wildlife Species

Arroyo Grande Creek provides habitat for southern steelhead trout (*Oncorhynchus mykiss irideus*), a federal-listed endangered species and a California species of special concern. Southern steelhead trout usually spawn in cool, clear, well-oxygenated streams. However, southern steelhead trout apparently have physiological tolerances that allow them to persist in warmer water and more variable environments unlike their northern relatives. They generally rely on the headwater areas of highly oxygenated rivers and streams for nursery sites. Spawning occurs between the months of December and May with most activity between January and March. It is believed that juveniles spend less time in freshwater upstream rivers than is typical of northern populations, and that the juveniles may migrate to the ocean earlier or use coastal estuaries and lagoons during the first year. Southern steelhead trout have been documented in Arroyo Grande Creek, located approximately 100.0 feet south of the project site property boundary. No new site disturbance or development are proposed for the project site; therefore, no impacts to southern steelhead trout would occur as a result of the proposed property acquisition.

The California brackishwater snail (*Tryonia imitator*) is a federal species of concern occurring in coastal brackish marsh and saltmarsh habitats. This species typically lives subtidally and inhabits a variety of sediment types. This species has been documented in the Oceano Lagoon, located over 500.0 feet west of the project site. No new site disturbance or development are proposed for the project site; therefore,

no impacts to the California brackishwater snail would occur as a result of the proposed property acquisition.

Native Vegetation. The project site consists of an access road, biosolids drying pond, fencing, and disturbed vegetation. Several native plant habitats are present adjacent to the project site property boundary within the Arroyo Grande Creek corridor and Oceano Lagoon including wetland and marsh vegetation, riparian habitat, willows, and coast live oak woodland. The District is not proposing any new site disturbance or development; therefore no impacts to native vegetation in the vicinity of the project site would occur as a result of the proposed property acquisition.

Riparian and Wetland Habitats. Arroyo Grande Creek and the Oceano Lagoon are located in the vicinity of the project site. Arroyo Grande Creek is located approximately 100.0 feet south of the southern project property boundary. The creek flows into the Oceano Lagoon approximately 500.0 feet west of the project site. Wetland areas are present within the Arroyo Grande Creek corridor and Oceano Lagoon. The District is not proposing to disturb or develop the project site; therefore no impacts to riparian and wetland habitats in the vicinity of the project site would occur as a result of the proposed property acquisition.

Based on the above discussion, no potentially significant impacts to biological resources would occur as a result of the proposed property acquisition.

5. CULTURAL RESOURCES -

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Disturb pre-historic resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Disturb historic resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Disturb paleontological resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Other</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting/Impact.

Pre-historic and Historic Resources. The proposed project site is located within an area historically occupied by the Obispeño Chumash. The project site is located within an area designated by the County of San Luis Obispo as Archaeologically Sensitive. There is a high likelihood of the existence of archaeological resources within these Archaeologically Sensitive designated areas. No historic structures are located on the project property. The District is not proposing to disturb or develop the project site; therefore, no impacts to pre-historic or historic resources would occur as a result of the proposed property acquisition.

Paleontological Resources. The project site is located on sand dune deposits, which are not likely to contain paleontological resources due to their young age. The District is not proposing site disturbance or development. No impacts to paleontological resources would occur as a result of the proposed property acquisition.

Based on the above discussion, no potentially significant impacts to cultural resources would occur as a result of the proposed property acquisition.

6. GEOLOGY AND SOILS - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Result in exposure to or production of unstable earth conditions, such as landslides, earthquakes, liquefaction, ground failure, land subsidence or other similar hazards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Be within a CA Dept. of Mines & Geology Earthquake Fault Zone (formerly Alquist Priolo)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) <i>Result in soil erosion, topographic changes, loss of topsoil or unstable soil conditions from project-related improvements, such as vegetation removal, grading, excavation, or fill?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) <i>Change rates of soil absorption, or amount or direction of surface runoff?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Include structures located on expansive soils?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) <i>Change the drainage patterns where substantial on- or off-site sedimentation/ erosion or flooding may occur?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) <i>Involve activities within the 100-year flood zone?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) <i>Be inconsistent with the goals and policies of the County's Safety Element relating to Geologic and Seismic Hazards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) <i>Preclude the future extraction of valuable mineral resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) <i>Other _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting/Impact.

Geology. The topography of the project site is nearly level and located is outside of the County of San Luis Obispo Geologic Study Area designation. The landslide risk potential for the site is considered low. The liquefaction potential during a ground-shaking event is considered moderate. No active faulting is known to exist on or near the subject property. The District is not proposing to disturb or develop the project site; therefore no impacts resulting from geologic hazards would occur as a result of the proposed property acquisition.

Drainage. Arroyo Grande Creek is located approximately 100.0 feet south of the southern property boundary of the project site. The area proposed for development is within the 100-year Flood Hazard designation. As described in the Natural Resource Conservation Service (NRCS) Soil Survey, these soils are well drained. The District is not proposing to disturb or develop the project site; therefore no drainage impacts would occur as a result of the proposed property acquisition.

Sedimentation and Erosion. The soil type mapped for the site is Mocho fine sandy loam. As described in the NRCS Soil Survey, the soil surface is considered moderately erodible and has a low to moderate shrink-swell characteristic. The District is not proposing to disturb or develop the project site; therefore no sedimentation or erosion impacts would occur as a result of the proposed property acquisition.

7. HAZARDS & HAZARDOUS MATERIALS - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Result in a risk of explosion or release of hazardous substances (e.g. oil, pesticides, chemicals, radiation) or exposure of people to hazardous substances?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Interfere with an emergency response or evacuation plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Expose people to safety risk associated with airport flight pattern?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Increase fire hazard risk or expose people or structures to high fire hazard conditions?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Create any other health hazard or potential hazard?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Other _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting/Impact. The project site is located adjacent to the South San Luis Obispo County Sanitation District Wastewater Treatment Plant and is utilized as an access road and biosolids drying pond. The project site is located within the property boundary of the San Luis Obispo County Oceano Airport. The District currently leases the project property from the County airport, and existing uses are compatible with the *Oceano County Airport Land Use Plan* (1976). The access road and existing biosolids drying pond are located adjacent to the existing wastewater treatment plant (a viable reason for location), and are not a nuisance to the Oceano Airport, as required by the *Oceano County Airport Land Use Plan*. The District is not proposing to develop the project site; therefore the existing use of the property (biosolids drying pond) would remain compatible with the *Oceano County Airport Land Use Plan* and would not result in a potentially significant impact.

8. NOISE - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Expose people to noise levels which exceed the County Noise Element thresholds?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Generate increases in the ambient noise levels for adjoining areas?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Expose people to severe noise or vibration?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) <i>Other _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting/Impact. The proposed project site is located adjacent to the South San Luis Obispo County Sanitation District Wastewater Treatment Plant and San Luis Obispo County Oceano Airport. Employees of the facility are currently exposed to airport noise resulting from the recreational aircraft landing and taking off at the airport.

The existing use of the property (biosolids drying pond) is compatible with the *Oceano County Airport Land Use Plan* (1976), which establishes compatible and incompatible land uses based on noise exposure and air traffic safety. The District is not proposing to disturb or develop the project site; therefore, following the proposed property acquisition, the use of the project site would remain compatible with the *Oceano County Airport Land Use Plan*. No impacts resulting from noise exposure would occur as a result of the proposed project.

9. POPULATION/HOUSING -

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Displace existing housing or people, requiring construction of replacement housing elsewhere?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) <i>Create the need for substantial new housing in the area?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Use substantial amount of fuel or energy?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Other _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting/Impact. The District is not proposing to develop the project site; therefore, the proposed project would not induce growth, create the need for new housing, displace existing housing, or use a substantial amount of fuel or energy. No significant population and housing impacts would occur as a result of the proposed property acquisition.

10. PUBLIC SERVICES/UTILITIES -

Will the project have an effect upon, or result in the need for new or altered public services in any of the following areas:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Fire protection?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Police protection (e.g., Sheriff, CHP)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Schools?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) <i>Roads?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Solid Wastes?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Other public facilities?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Other _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting/Impact. The District is proposing to acquire property currently leased from the San Luis Obispo County Oceano Airport. No development would occur on the project property following the proposed acquisition; therefore, public services and utilities including the County Fire Department, County Sheriff, or Cold Canyon landfill would not be impacted.

The proposed property acquisition would reduce the total property owned by the Oceano Airport by 1.8 acres; however, due to the property's adjacency to the existing wastewater treatment plant and associated use, the acquisition would not significantly impair the Oceano Airport's future uses, developments, or expansions.

11. RECREATION - *Will the project:*

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Increase the use or demand for parks or other recreation opportunities?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) <i>Affect the access to trails, parks or other recreation opportunities?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) <i>Other _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting/Impact. According to the *County Trails Plan* (1991), the County of San Luis Obispo Parks Division is potentially considering trails adjacent to Arroyo Grande Creek and within the Oceano Lagoon area. The District is not proposing to modify the existing use of or develop the project property; therefore, the proposed property acquisition would not significantly affect the future development of proposed recreational opportunities.

12. TRANSPORTATION/ CIRCULATION - *Will the project:*

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Increase vehicle trips to local or areawide circulation system?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Reduce existing "Levels of Service" on public roadway(s)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Create unsafe conditions on public roadways (e.g., limited access, design features, sight distance, slow vehicles)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Provide for adequate emergency access?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Result in inadequate parking capacity?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Result in inadequate internal traffic circulation?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., pedestrian access, bus turnouts, bicycle racks, etc.)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**12. TRANSPORTATION/
CIRCULATION - Will the project:**

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
h) Result in a change in air traffic patterns that may result in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting/Impact. The project property is currently accessed via Honolulu Avenue. No new trips would be generated following the proposed property acquisition and the existing level of service on Honolulu Avenue would not be affected. Existing circulation and emergency access systems would not be affected by the proposed property acquisition. The existing biosolids drying pond is currently a use compatible with the *Oceano County Airport Land Use Plan* (1976). The District is not proposing to disturb or develop the project site; therefore, following the proposed property acquisition, the use of the project site would remain compatible with the *Oceano County Airport Land Use Plan*. The proposed property acquisition would not affect air traffic patterns or result in any traffic safety impacts.

13. WASTEWATER - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Violate waste discharge requirements or Central Coast Basin Plan criteria for wastewater systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Change the quality of surface or ground water (e.g., nitrogen-loading, daylighting)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Adversely affect community wastewater service provider?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting/Impact. The project site is currently utilized as a biosolids drying storage pond in association with the South San Luis Obispo County Sanitation District Wastewater Treatment Plant. The property would continue to be utilized for biosolids drying and storage following the proposed property acquisition. The proposed property acquisition would not result in adverse impacts to water quality or violate the Central Coast Basin Plan because no new uses would be introduced on the project property.

14. WATER - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Violate any water quality standards?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Discharge into surface waters or otherwise alter surface water quality (e.g., turbidity, temperature, dissolved oxygen, etc.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Change the quality of groundwater (e.g., saltwater intrusion, nitrogen-loading, etc.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Change the quantity or movement of available surface or ground water?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

14. WATER - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
e) <i>Adversely affect community water service provider?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Other _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting/Impact. The project site is currently utilized as a biosolids drying storage pond in association with the South San Luis Obispo County Sanitation District Wastewater Treatment Plant. Arroyo Grande Creek is located approximately 100.0 feet south of the southern property boundary, and the Oceano Lagoon is located approximately 500.0 feet west of the project property. The proposed property acquisition would not result in adverse impacts to water quality or quantity because no new uses would be introduced on the project property.

15. LAND USE - Will the project:

	Inconsistent	Potentially Inconsistent	Consistent	Not Applicable
a) <i>Be potentially inconsistent with land use, policy/regulation (e.g., general plan [county land use element and ordinance], local coastal plan, specific plan, Clean Air Plan, etc.) adopted to avoid or mitigate for environmental effects?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Be potentially inconsistent with any habitat or community conservation plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) <i>Be potentially inconsistent with adopted agency environmental plans or policies with jurisdiction over the project?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Be potentially incompatible with surrounding land uses?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Other _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The proposed project was reviewed for consistency with policy and regulatory documents relating to the environment and appropriate land use (e.g., County Coastal Zone Land Use Ordinance, San Luis Bay Coastal Land Use Ordinance, California Airport Land Use Planning Handbook). The proposed project was found to be consistent with these documents. The proposed project is not within or adjacent to a Habitat Conservation Plan area.

The surrounding uses are as follows: North - San Luis Obispo County Oceano Airport; South - Arroyo Grande Creek (undeveloped); East - San Luis Obispo County Oceano Airport; and, West - South San Luis Obispo County Sanitation District Wastewater Treatment Plant. The proposed property acquisition is compatible with these surrounding uses because no new developments are proposed on the project site, and the continued use would be a biosolids drying storage pond, which is a permitted use in the Public Facilities land use category in the San Luis Obispo County Coastal Land Use Ordinance.

Although ownership of the project parcel would be transferred from the County of San Luis Obispo to the South San Luis Obispo County Sanitation District, jurisdictional permit authority would remain with the County of San Luis Obispo. The County of San Luis Obispo does not require a permit for land ownership transfers.

16. MANDATORY FINDINGS OF SIGNIFICANCE - Will the project:

Potentially
Significant

Impact can
& will be
mitigated

Insignificant
Impact

Not
Applicable

- a) *Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?* ☐ ☐ ☒ ☐
- b) *Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current project's, and the effects of probable future projects)* ☐ ☐ ☒ ☐
- c) *Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?* ☐ ☐ ☒ ☐

For further information on CEQA or the environmental review process, please visit the County of San Luis Obispo's web site at "www.slocoplanbldg.com" under "Environmental Review", or the California Environmental Resources Evaluation System at "http://ceres.ca.gov/topic/env_law/ceqa/guidelines/" for information about the California Environmental Quality Act.

Exhibit A - Initial Study References and Agency Contacts

The South San Luis Obispo County Sanitation District has contacted various agencies for their comments on the proposed project. With respect to the subject application, the following have been contacted (marked with an "X") and when a response was made, it is either attached or in the application file:

<u>Contacted</u>	<u>Agency</u>	<u>Response</u>
—	County Public Works Department	Not Applicable
—	County Environmental Health Division	Not Applicable
—	County Agricultural Commissioner's Office	Not Applicable
X	County Airport Manager	Pers. Comm. 01/24/03
—	Airport Land Use Commission	Not Applicable
—	Air Pollution Control District	Not Applicable
—	County Sheriff's Department	Not Applicable
X	Regional Water Quality Control Board	No Response to NOC
X	CA Coastal Commission	No Response to NOC
X	CA Department of Fish and Game	No Response to NOC
—	CA Department of Forestry	Not Applicable
X	CA Department of Transportation (Aeronautics Dept.)	Pers. Comm. 01/24/03 Attached response to NOC

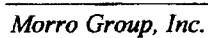
The following checked ("✓") reference materials have been used in the environmental review for the proposed project and are hereby incorporated by reference into the Initial Study. The following information is available at the County of San Luis Obispo Planning and Building Department.

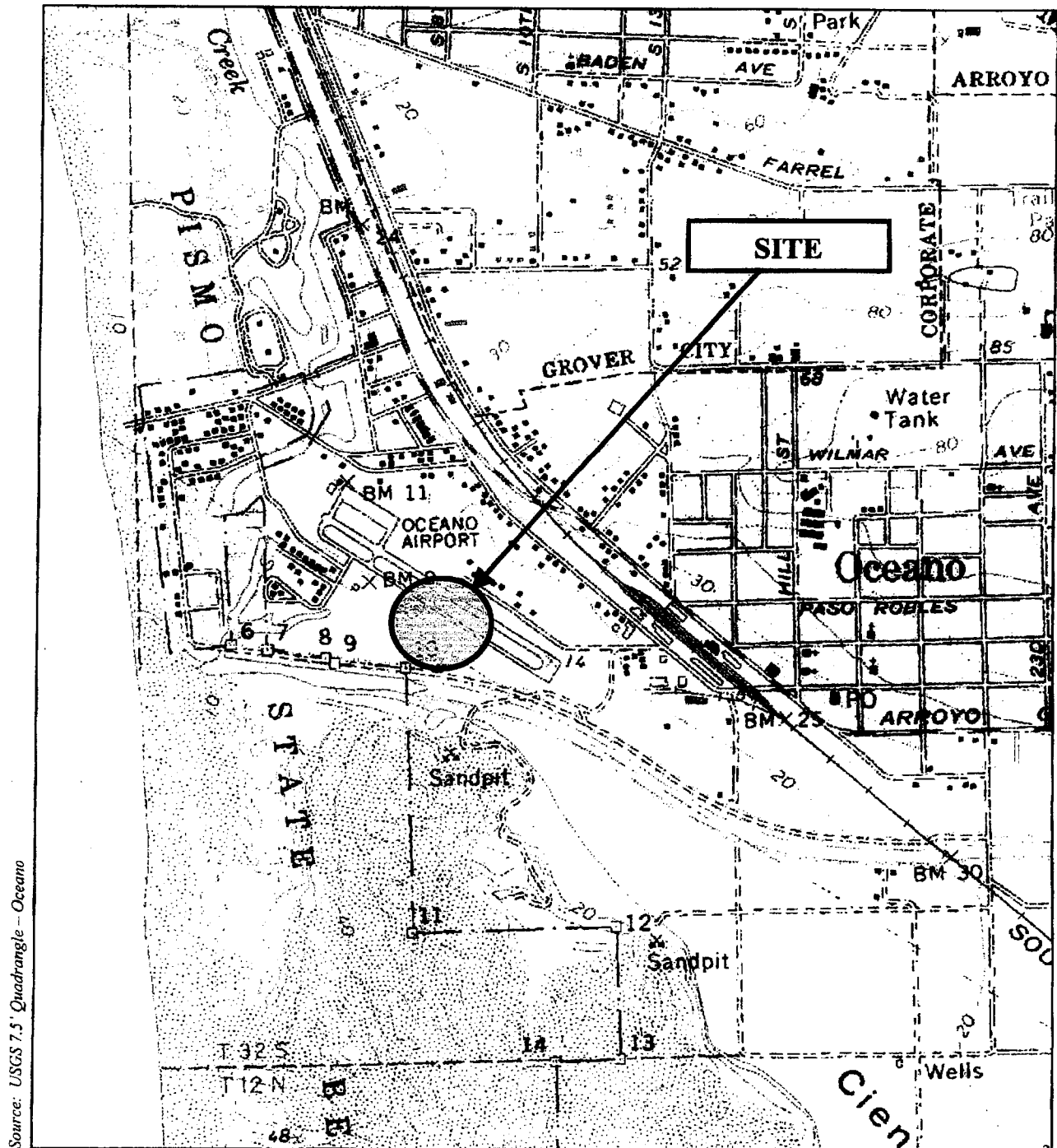
✓ Project File for the Subject Application	✓ San Luis Bay Area Plan and Update
County documents	EIR
✓ Airport Land Use Plans	— Circulation Study
✓ Annual Resource Summary Report	Other documents
— Building and Construction Ordinance	✓ Archaeological Resources Map
✓ Coastal Policies	✓ Area of Critical Concerns Map
✓ Framework for Planning (Coastal & Inland)	✓ Areas of Special Biological Importance Map
✓ General Plan (Inland & Coastal), including all maps & elements; more pertinent elements considered include:	✓ California Natural Species Diversity Database
✓ Agriculture & Open Space Element	✓ Clean Air Plan
✓ Energy Element	✓ Fire Hazard Severity Map
✓ Environment Plan (Conservation, Historic and Esthetic Elements)	✓ Flood Hazard Maps
✓ Housing Element	✓ Natural Resources Conservation Service Soil Survey for San Luis Obispo County
✓ Noise Element	✓ Regional Transportation Plan
— Parks & Recreation Element	✓ Uniform Fire Code
✓ Safety Element	✓ Water Quality Control Plan (Central Coast Basin - Region 3)
✓ Land Use Ordinance	Other _____
— Real Property Division Ordinance	Other _____
✓ Trails Plan	
— Solid Waste Management Plan	

In addition, the following project-specific information and/or reference materials have been considered as a part of the Initial Study:

Airport Land Use Commission. February 1976. *Oceano County Airport Land Use Plan*.

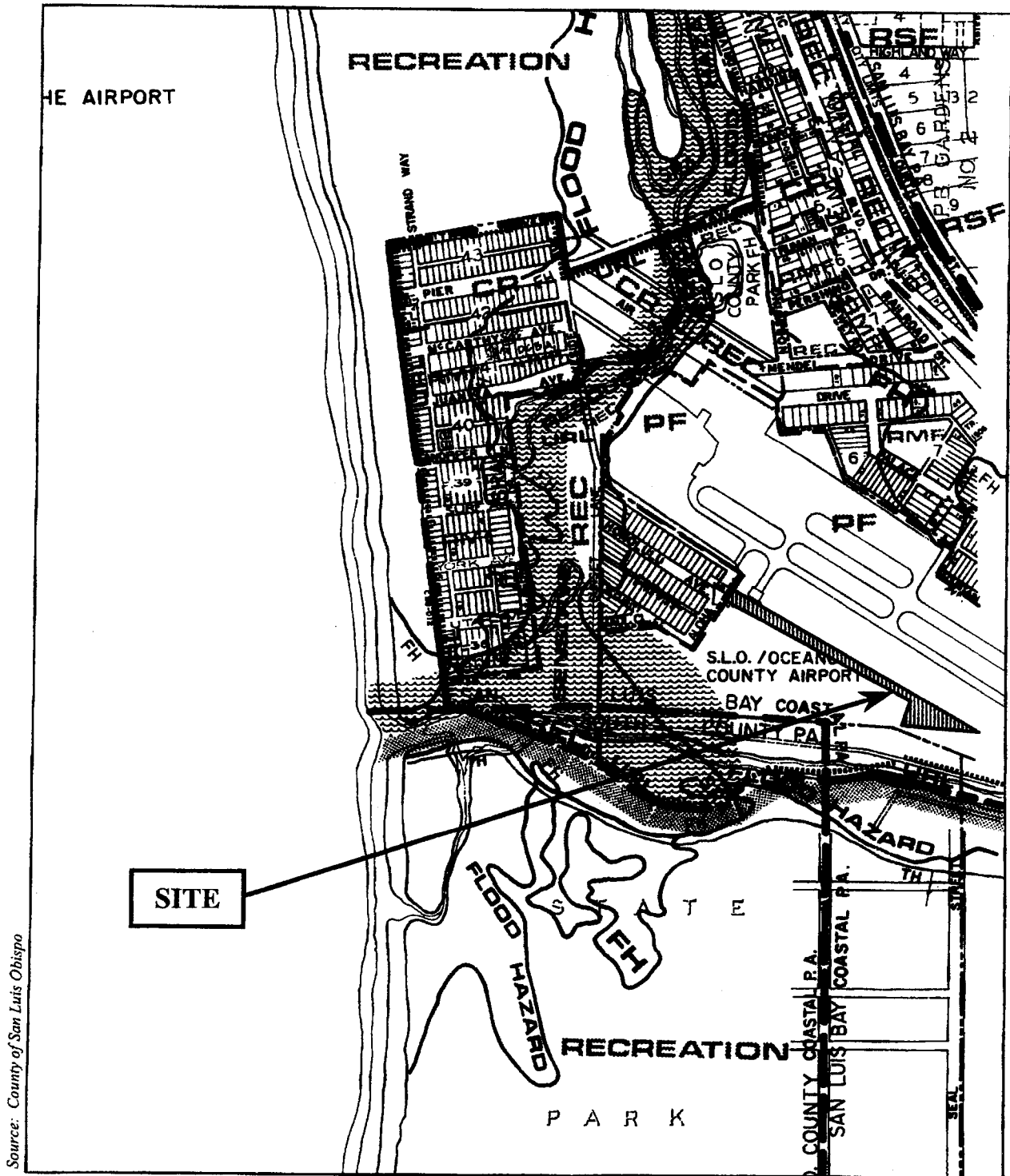
California Department of Transportation. January 2002. *California Airport Land Use Planning Handbook*.





NORTH
Not to Scale

**LOCATION MAP
FIGURE 2**

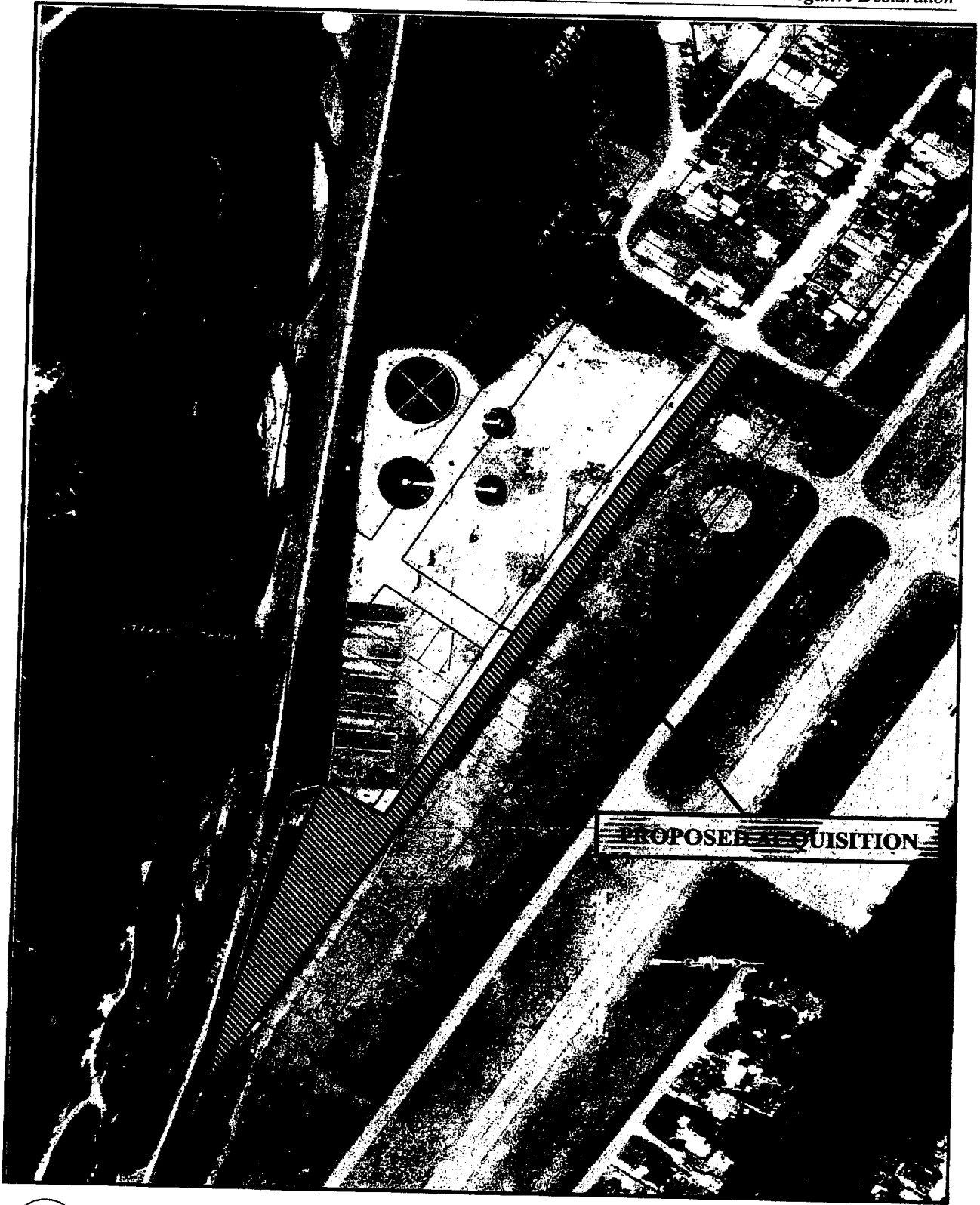


NORTH
Not to Scale

LAND USE CATEGORY
FIGURE 3

b-26

Source: John Wallace P. E.



NORTH
Not to Scale

Morro Group, Inc.

AERIAL VIEW
FIGURE 4